

DRAFT

Adopted _____

LAMOINE SCHOOL DEPARTMENT
SPECIAL SCHOOL COMMITTEE MEETING
FRIDAY, APRIL 6, 2007
1:00 P.M. – SUPERINTENDENT’S OFFICE
ELLSWORTH, MAINE

Members Present: Faith Perkins, Chair; Julie Tilden, Nancy Sargent
Members Late: None
Members Absent: Bob Pulver, Christina Harding
Staff Present: Val Perkins, Principal; James S. Boothby, Superintendent
Building Committee: Bonnie Markoon
Oak Point Assoc.: Jacques Gagnon, Tyler Barter
Others: Dick Davis, Hubene Brodie, Connor Crawford, Stuart Branch,
Mike Jordan

1. The meeting was called to order at 1:00 p.m.
2. **DISCUSSION OF RENOVATION PROJECT**

A review of the four renovation projects was done with the discussion led by Tyler Barter of Oak Point Associates. Tyler presented the amended application information with a description of the scope of work and new budget figures.

Project 880 – Roof Renovations

The summary of this project included the need to add additional trusses to make the roof capable of meeting the code for snow load. Because of this, additional monies will be needed for the project to cover the cost of demolition, additional trusses, sheathing, and roofing materials. The cost of this project stands at \$482,400 as compared to the original estimate of \$203,300. The total increase to this project \$279,100.

Additionally, Tyler and Jacques indicated they believed we could get a two-year window before the project had to be done if we developed a detailed plan to mitigate snow load throughout the year. This plan would be subject to review and approval by the Bureau of General Services (BGS). Mr. Boothby was directed to check with BGS to verify this requirement and report out at the next meeting.

Project 883 – HVAC Renovations

The summary of this project included the plan to replace the current boiler with two boilers that had 60% of the required capacity for the building. This change was recommended to provide redundant capabilities in case of mechanical failure. Cost overruns of this project are attributable to the cost of two boilers and the cost of demolition and disposal.

The school board requested Oak Point develop a cost estimate if the old boiler was replaced with just one boiler of sufficient capacity.

The cost of this project currently stands at \$299,114 versus the original estimate of \$168,000. The total increase to this project \$113,114.

Project 884 – Electrical Upgrades

After review of the project, it was determined the service is currently capable of 600 amps but has been fused for 400 amps. It is recommended to replace existing sub panels with larger panels and re-circuit receptacles to eliminate overloads to the circuits. In addition the new project description would provide additional outlets to each of the classrooms.

The cost of this project currently stands at \$50,800 versus the original estimate of \$81,000. The total decrease to this project \$30,200.

***It is important to note that the new lighting and ceilings are located in the roof project and the costs for those items may be moved into project 884 depending on what occurs with the roof project.

Project 885 – Water and Sewer Upgrades

The summary of this project indicated a change in the scope of the work to meet the needs of the building. Originally, it was planned to drill a well on site and install a packaged treatment system for wastewater. Upon further review, it is recommended by Oak Point Associates to not drill a well and correct the problem by using a domestic water supply pump system. Due to repairs to the Co-op water system it was believed the building water supply needs would be met in this manner and would alleviate the need for on-going water testing that is required with a well.

In lieu of a packaged water treatment system Oak Point recommends installation of a new leach field. The new leach field would be located away from the building and require a pump.

The cost of this project currently stands at \$223,694 versus the original estimate of \$198,500. The total increase to this project \$25,194.

Project	Original Cost	Projected Cost	Difference
880 – Roof	\$ 203,300	\$ 482,400	\$ 279,100
883 - HVAC	\$ 168,000	\$ 299,114	\$ 113,114
884 - Electrical	\$ 81,000	\$ 50,800	\$ (-30,200)
885 – Water/Sewer	\$ 198,500	\$ 223,694	\$ 25,194
Total			\$ 405,208

The balance of the meeting discussed a question raised by Mike Jordan relative to the need to include monies for ADA upgrades. Mr. Jordan was concerned 20% of the project costs would need to be dedicated for ADA upgrades.

The meeting concluded with the following actions steps outlined by the Board Chair:

1. Check with BGS regarding the 2 year window for roof repairs (Jim)
2. Re-cost HVAC project with one boiler versus two. (Oak Point)
3. Check ADA requirements for renovation projects. (Jim & Oak Point)
4. School Board will need to determine which projects will go forth.
5. Submit re-application to allow new scope of projects and co-mingling of funds. (Pending HVAC re-work)
6. Check on availability of additional revolving renovation funds.
7. Establish next meeting date. (April 24th)

3. **ADJOURNMENT**

A motion to adjourn was made by Julie Tilden, seconded by Nancy Sargent.

Vote: Yes 3 No 0

Time: 2:30 p.m.

Attest: a true record

James S. Boothby, Secretary